

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-25480 - APPLICANT/OWNER: 1909 SOUTH JONES PROPERTIES**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:

1. The limits of this Petition of Vacation shall be the ingress/egress easements generally located on the southwest corner of Jones Boulevard and O'Bannon Drive, granted by document #981021:01118.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate ingress/egress easements located at 2101 South Jones Boulevard. The vacation of these easements is a required condition for a parcel map (PMP-23450). Allowing this vacation will allow the further development of this site; staff recommends approval of this request.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 03/08/1998 | The City Council approved a Vacation for a portion of O'Bannon Drive, west of Jones Boulevard. The Planning Commission and staff recommended approval of this request. |
| 11/09/2007 | A Parcel Map (PMP-23450) was administratively approved for a two-lot commercial subdivision. Currently, this Parcel Map is in the Mylar Stage in the process. Once this stage is completed and the conditions are satisfied, this subdivision will be recorded. |
| <i>Related Building Permits/Business Licenses</i> | |
| 08/14/2002 | A business license (M18-2016I92556) was issued for Management and Marketing Services at 2101 South Jones Boulevard, Suite #100. |
| 07/03/2007 | A business license (Q06-2331129137) was issued for an Engineering Firm at 2101 South Jones Boulevard, Suite #120. |
| 07/13/2007 | A business license (Q06-182539903) was issued for an Engineering Firm at 2101 South Jones Boulevard, Suite #120. |
| <i>Pre-Application Meeting</i> | |
| A Pre-Application Meeting is not required for this application, nor was one held. | |

| <i>Details of Application Request</i> | |
|--|------|
| <i>Site Area</i> | |
| Gross Acres | 2.41 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------|-------------------------|---------------------------------------|
| Subject Property | Offices | O (Office) | P-R (Professional Office and Parking) |
| North | Office | O (Office) | P-R (Professional Office and Parking) |
| South | Office | O (Office) | P-R (Professional Office and Parking) |

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| | | | |
|------|--------------------------|---|---|
| East | Single Family Residences | L (Low Density Residential) | R-1 (Single Family Residential) |
| West | Office | OP (Office and Professional-Clark County) | C-P (Office and Professional District-Clark County) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | X | N/A |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | X | N/A |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

DESCRIPTION

The above property is legally described as follows:

As being a portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 2, Township 21 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed Vacation of ingress/egress easements is a required condition of Parcel Map (PMP-23450). Approval of this request will allow the recording of a two-lot Parcel Map. These ingress/egress easements are no longer needed in their current configuration; staff Recommends approval of this request.

B) Public Works Discussion

This Vacation application proposes to vacate existing public ingress/egress easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0